Prospect Hill

Conservation District

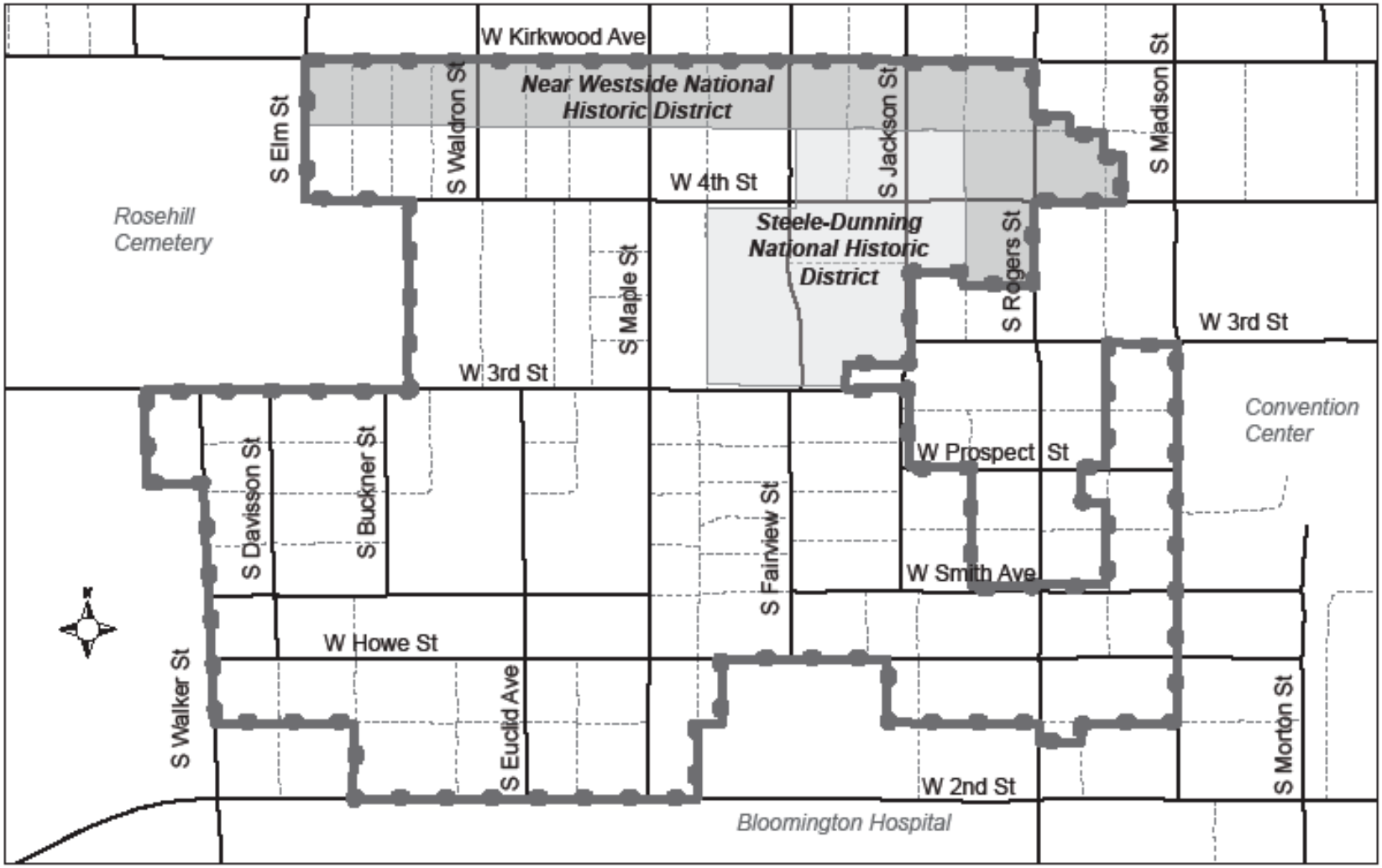
Design Guidelines

Table of Contents

INTRODUCTION

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods which are distinctive. There is abundant evidence that people are more likely to buy houses in distinctive neighborhoods, more likely to establish new businesses in distinctive neighborhoods, and more likely to work together with their neighbors on community projects in distinctive neighborhoods as well. Distinctiveness is an important amenity, and people are willing to contribute to the economic development of a city or neighborhood. One of the things that makes a neighborhood distinctive is its history. The most obvious evidence of a neighborhood's history is the kinds of buildings and structures it contains. The objective of this set of conservation guidelines is to preserve the distinctiveness of the Prospect Hill neighborhood by conserving the architectural evidence of its history and to maintain its affordability. In order to celebrate and preserve the distinctive character of the area , the Prospect Hill Neighborhood Plan, completed in Fall of 2005, first proposed formation of a Conservation District.

The earliest houses in what is now the Prospect Hill neighborhood were built around 1850, but most of the neighborhood was built between 1890 and 1920 in two waves of activity. First, a number of wealthy industrialists built large, architect-designed homes at the top of the hill along South Rogers Street, where they could be close to their factories and offices and look over the growing city of Bloomington. In a second wave of construction beginning in 1890 and continuing until 1910 the farmland to the north, south, and west of this area was platted and filled in with houses for workers in the nearby limestone mills, furniture factory, and mirror factory. Most of these houses are carpenter-builder houses taking the form of Gabled-ell, pyramidal cottage, bungalow, four-square, double pen and shotgun. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we want to protect by creating a conservation district. There are more than 80 of them that are more than 100 years old.



Prospect Hill Conservation District Boundaries
Shaded areas show sections of the Near West Side and Steele-Dunning National Register Districts that are included.

2/07/2008

The Prospect Hill neighborhood is mostly residential. However it historically has had two commercial and industrial foci, the set of automobile-related buildings around the intersection of Fourth and Rogers Street, and the residences currently used as retail and commercial properties along Kirkwood Avenue

The uses of all of these properties have changed over time. They are no longer occupied by the wealthy, by workers in the limestone mills, or by large families with many children and boarders and lodgers. Properties which when first built were used for making ice or showing automobiles are now used for restaurants, offices, and homes. Hence these design guidelines do not deal with the uses of properties. They deal only with the architectural appearance of properties.

The intention of this conservation district is to protect the historic architectural fabric of the Prospect Hill neighborhood by regulating the demolition of properties, by creating design guidelines for new construction, and by paying attention to the movement of houses into and out of the district. It does not cover modifications to existing houses and other structures unless they are to be moved or demolished.

Scope of Design Guidelines

The Prospect Hill Conservation District essentially covers the entire area included in the boundaries of the Prospect Hill Neighborhood Association. Within these boundaries it excludes the Prospect Hill Historic District and a few other properties, all of which are covered by more stringent rules which review the details of renovations contained in the guidelines for locally designated historic districts. Generally it follows the Neighborhood Association boundaries and includes structures listed as part of the Near West Side National Register Historic District and the Steele-Dunning National Register District. Those historic districts are not locally designated and are not covered by stringent rules about the details of renovations. Some of the historic commercial buildings in this area are already locally designated. See the attached map for the exact boundaries.

Most of this area is zoned for residential use. Some of it is zoned commercial and is covered by other design guidelines described in the *Unified Development Ordinance (UDO)*. The Downtown Edges Overlay covers properties

along the east side of Rogers Street. It mandates that new construction in that area will be of a scale midway between that of downtown and that of the residential neighborhoods, so that it does not overwhelm the neighborhood.

The south side of Kirkwood Avenue is covered by the Kirkwood Plan, which provides clear guidelines for future construction using commercial forms.

WHERE OTHER ARCHITECTURAL STANDARDS APPLY:

Within the Kirkwood Design Corridor new construction standards shall be guided by the adopted Plan for West Kirkwood. Demolition and Moving Guidelines shall be guided by the Conservation District Standards. In general plans for new construction should not conflict with the intent of the Conservation District, but should be directly guided by the Plan for West Kirkwood.

New construction located within the Downtown Edges Overlay shall follow guidelines outlined in Chapter 20.03.220 of the UDO (pgs.3-22-26).

TRADITIONAL HOUSE FORMS

The area included in the Prospect Hill Conservation district displays remarkably consistent housing forms and styles primarily constructed from the 1890's through the 1930's. There are four predominate forms, some with variations. These forms are not unique to Prospect Hill but illustrative of early working class residential neighborhoods in Bloomington generally. Because the uniformity of its historic housing patterns is a significant characteristic of Prospect Hill, the neighborhood offers defined guidelines for new construction to maintain the appearance and integrity of a historic neighborhood. In Prospect Hill, each historic form is associated with characteristic placement on a lot, setbacks, heights and roof shapes, but these patterns can be influenced by existing grades, setbacks and other irregularities. The Design Guidelines are fashioned to accommodate the many scenarios in Prospect Hill.

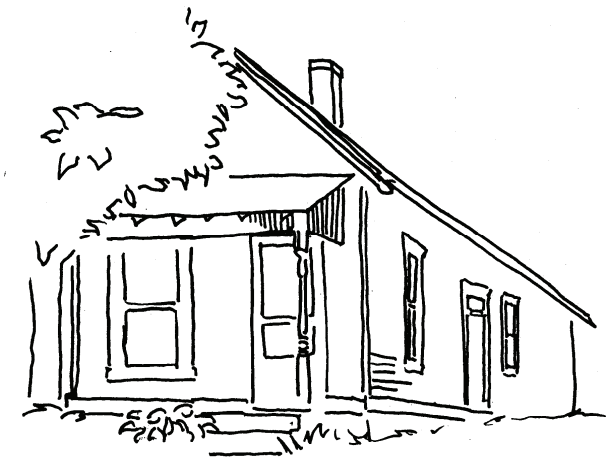
The gabled-ell form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double sided with doors on each of the wings facing one another. The houses convey a horizontal plane much like a ranch. Sometimes the house is located on an alley with the long side appearing perpendicular to the street. In Prospect Hill some areas of the neighborhood show high concentrations of a single form. The east side of the 300 blocks of South Maple and South Euclid and the 900 block of West Howe are good examples of the gabled-ell pattern.

A variant of the gabled-ell, the pyramidal cottage dominates block faces in the 300 block of South Jackson and the 800 block of West 4th Street. Although the plan of the house is similar to the gabled-ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A Pyramidal roof house is generally taller and appears more massive than the gabled-ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.

The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. In Prospect Hill the principal structure is usually topped by a single gable or a hipped roof. The front porches are large and comfortable and stretch entirely across the front façade. They can be covered by a gable or a hipped roof. Prospect Hill has several groupings of classic bungalows; some are located in the 700 block of West Third, on South Buckner and South Madison. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal cottages

A two story variant of the bungalow is the four square house. These are the most vertical houses in the Prospect Hill Conservation District. Almost always displaying a pyramidal roof, they are massive compared with the typical house. Besides the row of houses of West Fourth, there are only two other examples of four squares in Prospect Hill.

There are two remaining forms which appear scattered throughout the district, but neither form part of a grouping anywhere. The Shotgun house is visibly narrower than any other form. It is a single room wide and two to three rooms deep. The gables always faces the street and the small shed roof porch stretches across the narrow front façade. Shotguns are always the smallest width in plan and have minimal mass. These minimal habitations were brought up from the south and often were called railroad houses.



Double-pens are another early vernacular form that first appeared in rural areas and are found in Prospect Hill on scattered sites, although there are many in the western part of the district. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors.

STANDARDS FOR NEW CONSTRUCTION

The purpose of these Guidelines is to present flexible approaches to appropriate design in the Prospect Hill conservation area. The goal is to harmonize new buildings with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot ensure any particular result.

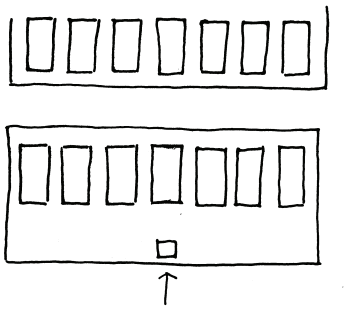
CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is. "Contributing" properties are important to the density and continuity of the historic neighborhood, but are not individually outstanding or notable. You can find out more in the City of Bloomington Interim Report, on pages 34-41. Each property in the Prospect Hill Study Area is described.

Every site will possess a unique context. This will be comprised of the "contributing" buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

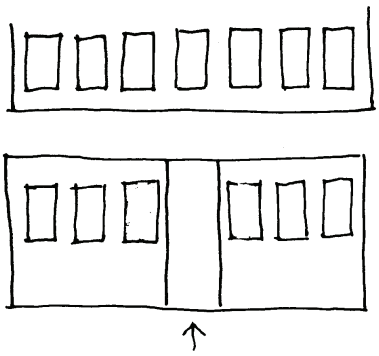
Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE. This is usually a site upon which there already exists a historic primary structure. New construction usually involves the construction of an accessory building such as a garage.



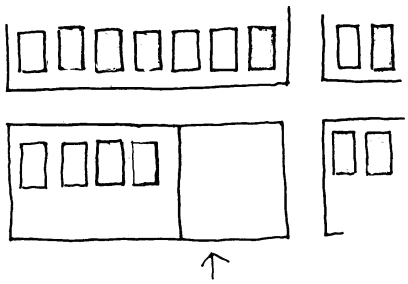
Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



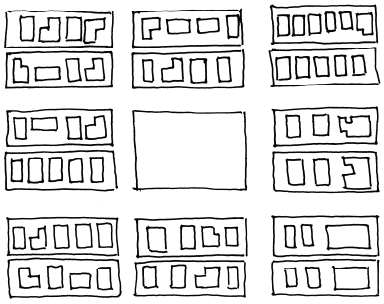
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. LARGE SITE This is usually a combination of several vacant lots, of ten the result of previous demolition.



Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. REDEVELOPMENT SITE. This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

PRIMARY STUCTURES

SUBJECT TO REVIEW AND APPROVAL:
All construction of primary buildings is subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
Definition: A primary building is a building or accessory structure occupying a lot. Buildings less than 80 square feet need no approval.

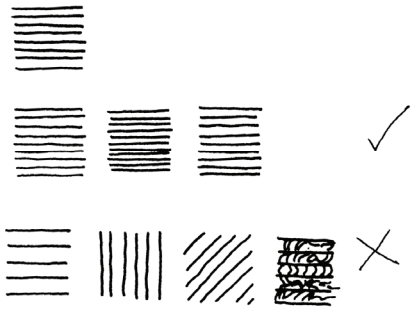
GUIDELINES

The following guidelines relate to the construction of any new primary building. They are enforceable by the BHPC and are subject to its " Review and Approval" by application for a certificate of appropriateness. These guidelines are less comprehensive and less restrictive than for a Historic District.

MATERIALS
Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

1. Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles stucco



Typical Siding

Yes!

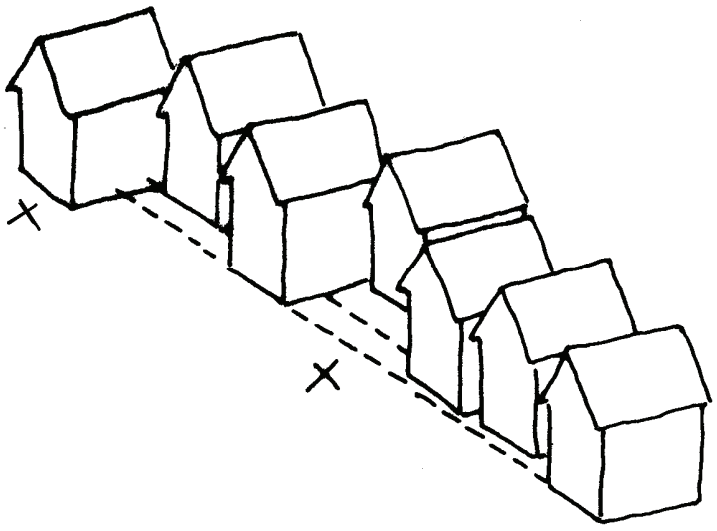
Simulated grain
NO!

SETBACK

Definition: The distance a building is set back from a street, alley or property line.

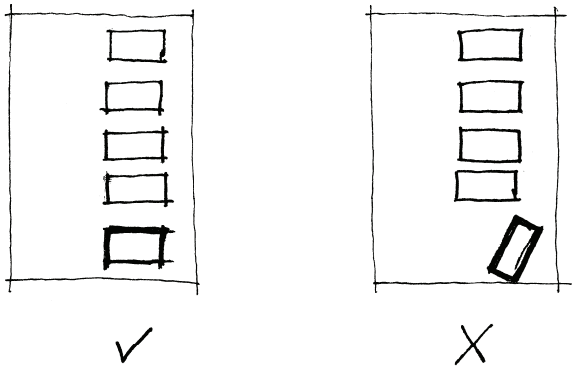
RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed
2. On corner sites, the setbacks from both streets must conform to the context
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.



ORIENTATION
Definition: The direction that a building faces.

RECOMMENDED
New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)



BUILDING ENTRY
Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED
Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING
Definition: The distance between contiguous buildings along a block face.

RECOMMENDED

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

BUILDING HEIGHTS

Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

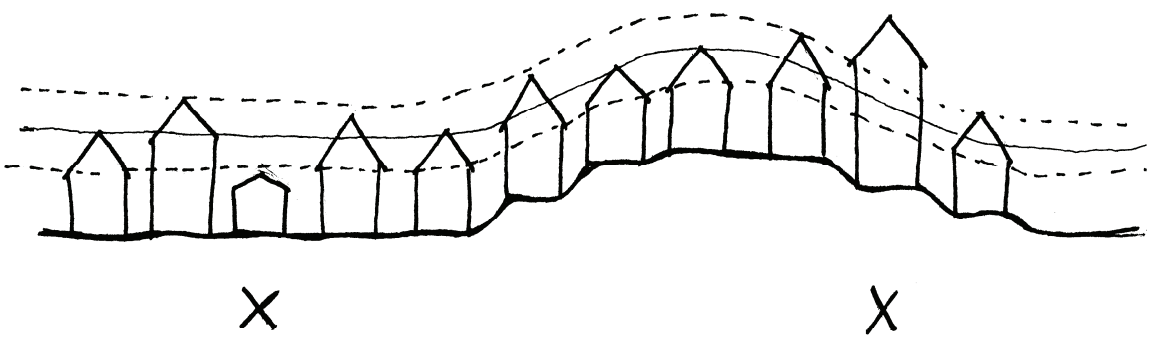
NOTE: In areas governed by this plan, building heights should be determined using these guidelines rather than those noted in the zoning ordinance.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when deter mining the appropriate range

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

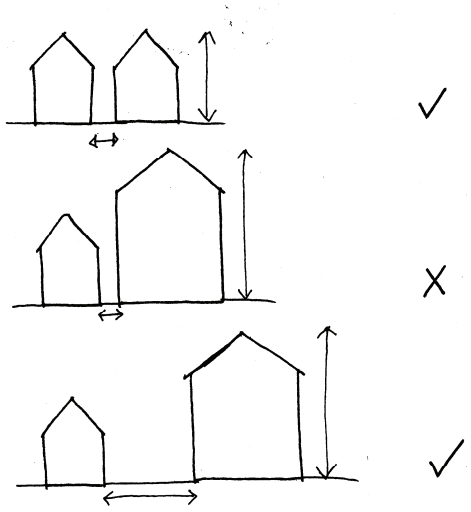
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor



BUILDING HEIGHT/ SIDE SETBACK
Definition: The relationship between the height of the house and the distance between them.

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

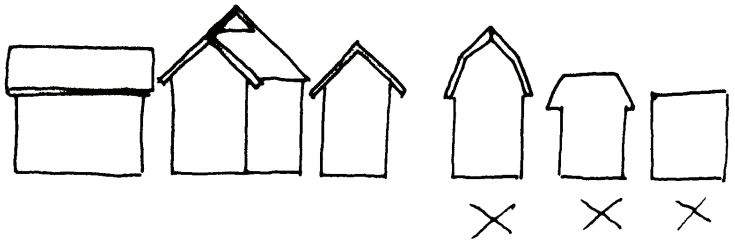


BUILDING OUTLINE
Definition: The silhouette of a building as seen from the street.

RECOMMENDED

1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

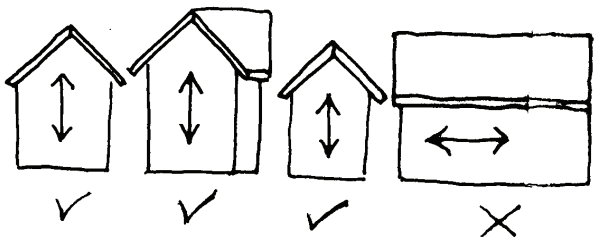
Roof Shape



Context

2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Directional Orientation



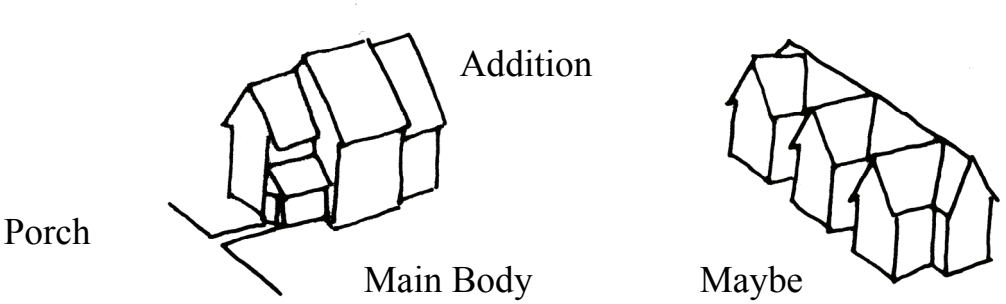
MASS

Definition: The three dimensional outline of a building. Depending on the block face, buildings in Prospect Hill may reflect the traditional horizontal mass of the gabled-ell or the more vertical projection of the bungalow form. See the architectural description of traditional forms provided in the introduction for guidance.

RECOMMENDED

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.

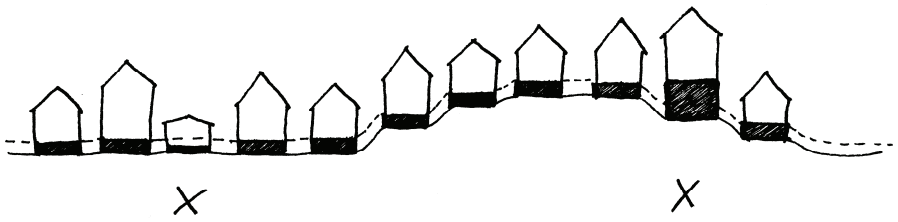
2. The massing of the various parts of a new buildings should be characteristic of surrounding buildings.



Observe massing of building parts.

FOUNDATION/ FIRST FLOOR ELEVATION
Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

RECOMMENDED
New construction first floor elevation and foundation height should be consistent with contiguous buildings.



FENESTRATION
Definition: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED
1. Creative expression with fenestration is not precluded provided the re-

sult does not conflict with or draw attention from surrounding historic buildings.

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those
typically found on surrounding historic buildings.

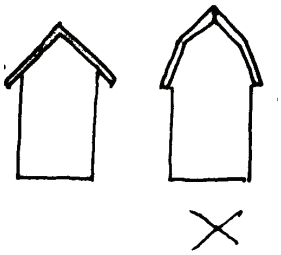
ACCESSORY STRUCTURES

Definition : Any structure secondary to the principal building on the lot and greater than 80 square feet in size is subject to the following guidelines:

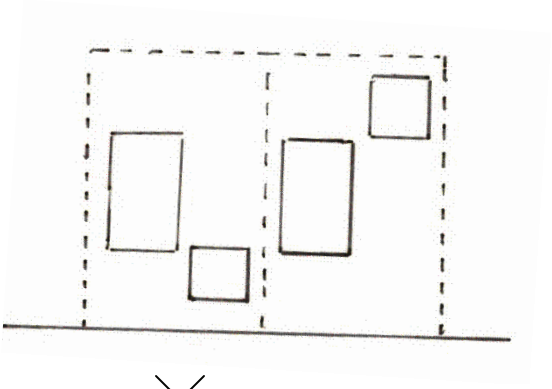
SUBJECT TO REVIEW AND APPROVAL:
All structures greater than 80 square feet.

RECOMMENDED

1. New structures accessory to primary buildings should be visually compatible with existing historic neighborhood patterns for accessory structures and of material consistent with the historic neighborhood pattern
2. New structures should be placed, where possible. in a subordinate position to the primary building on the lot.



Compatible Design



Subordinate location

Street

OTHER ISSUES

UTILITIES & EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

Mechanical equipment, such as permanent air conditioning equipment and meters should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles

RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. A wide range of styles is theoretically possible and may include designs which vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.

STANDARDS FOR MOVING BUILDINGS

Existing historic buildings in the Prospect Hill Conservation Area should not be moved to other locations in the district. The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance, its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL
Moving any building within the Conservation District
Moving any building into or out of the Conservation District

GUIDELINES

The following guidelines are enforceable by the BHPC and are less comprehensive and less restrictive than for a Historic District.

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small noncontributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

STANDARDS FOR DEMOLITION

A certificate of appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Prospect Hill Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

SUBJECT TO REVIEW AND APPROVAL

Demolition of primary structures within the boundaries of the conservation district
Demolition of contributing accessory buildings

GUIDELINES

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

DEMOLITION DEFINITION

Demolition shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by Title 8 “Historic Preservation and Protection”

CRITERIA FOR DEMOLITION

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The HPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more
of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability

of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.

2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.

3. The demolition is necessary to allow development which, in the Commission's opinion, is of greater significance to the preservation of the district than is retention of the structure, or portion thereof, for which demolition is sought.

4. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition.

5. The structure is accidentally damaged by storm, fire or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The HPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

PROCEDURES FOR THE REVISION OF THE PROSPECT HILL CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of these guidelines within the context of the state enabling legislation. In this event then:

1. The Prospect Hill Neighborhood Association (PHNA) will draft a change
2. The change will be advertised through the PHNA's traditional information methods: e-mails and newsletters.
3. After advertisement, the change will go to the Bloomington Historic Preservation meeting for a public hearing and approval.

For more information and assistance call the Housing and Neighborhood Development office at **349-3507**.
A Certificate of Appropriateness application form is available to download at www.bloomington.in.gov